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0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

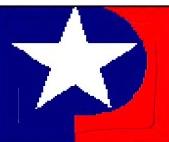
976,200 / 976,200

USE VALUE:

976,200 / 976,200

ASSESSED:

976,200 / 976,200



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
49-51		ALLEN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CHAKMAKJIAN ESTHER/TRUSTEE &	
Owner 2: HAMPERIAN DAVID/TRUSTEE	
Owner 3: HAMPARIAN IRREVOCABLE TRUST	

Street 1:	7 LIBERTY AVENUE
Street 2:	

Twn/City:	BURLINGTON
StProv:	MA
Postal:	01803

PREVIOUS OWNER	
Owner 1:	HAMPARIAN ANTRANIG V & ADA -
Owner 2:	-

Street 1:	7 LIBERTY AVENUE
Twn/City:	BURLINGTON

StProv:	MA
Postal:	01803

NARRATIVE DESCRIPTION	
This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2340 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R2	TWO FAMIL	100	water	

o		Sewer	
n		Electri	

Census:	Exempt
Flood Haz:	

D		Topo	1	Level
s		Street		

t		Gas:	

LAND SECTION (First 7 lines only)

Use	Description	LUC	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364

Total SF/SM: 4950

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 454,802

Spl Credit

Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

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EXTERIOR INFORMATION						BATH FEATURES			COMMENTS						SKETCH											
Type:	13 - Multi-Garden		Full Bath:	1	Rating:	Average								6		OFFP	Sum Area By Label :									
Sty Ht:	2 - 2 Story		A Bath:	1	Rating:	Fair								6		OFFP	SFL = 1170									
(Liv) Units:	2	Total: 2	3/4 Bath:		Rating:									6		OFFP	FFL = 1170									
Foundation:	2 - Conc. Block		A 3QBth:		Rating:									6		OFFP	BMT = 1170									
Frame:	1 - Wood		1/2 Bath:		Rating:									6		OFFP	WDK = 208									
Prime Wall:	4 - Vinyl		A HBth:		Rating:									6		OFFP	424									
Sec Wall:		%	OthrFix:		Rating:									6		OFFP										
Roof Struct:	2 - Hip		OTHER FEATURES												6		OFFP									
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:	Very Good								6		OFFP										
Color:	BEIGE		A Kits:		Rating:									6		OFFP										
View / Desir:			Fpl:	2	Rating:	Average								6		OFFP										
GENERAL INFORMATION						WSFlue:		Rating:							6		OFFP									
Grade:	C - Average		CONDOS INFORMATION												6		OFFP									
Year Blt:	1922	Eff Yr Blt:	Location:												6		OFFP									
Alt LUC:			Total Units:												6		OFFP									
Jurisdct:	G11	Fact:	Floor:												6		OFFP									
Const Mod:							% Own:												6		OFFP					
Lump Sum Adj:							Name:												6		OFFP					
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN								
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL														
Prim Int Wall:	2 - Plaster		Functional:			%	Interior:		1	6	2															
Sec Int Wall:		%	Economic:			%	Additions:		1	5	2															
Partition:	T - Typical		Special:			%	Kitchen:																			
Prim Floors:	3 - Hardwood		Override:			%	Baths:																			
Sec Floors:		%	Total:	18.6	%		Plumbing:																			
Bsmnt Flr:	12 - Concrete						Electric:																			
Subfloor:							Heating:																			
Bsmnt Gar:							General:		2	11	4															
Electric:	3 - Typical																									
Insulation:	2 - Typical																									
Int vs Ext:	S																									
Heat Fuel:	1 - Oil																									
Heat Type:	5 - Steam																									
# Heat Sys:	2																									
% Heated:	100		% AC:																							
Solar HW:	NO		Central Vac:	NO																						
% Com Wall:			% Sprinkled:																							
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:												
SPEC FEATURES/YARD ITEMS						PARCEL ID 031.0-0004-0005.0												IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
3	Garage	D	Y	1	18X20	A	AV	1922	21.94	T	40	104				4,700		4,700								
More: N	Total Yard Items:	4,700		Total Special Features:					Total:	4,700		AssessPro Patriot Properties, Inc						